



Westfield–Washington Township Advisory Plan Commission
Minutes of the November 4, 2020 APC Meeting
Presented for approval: November 16, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, November 4, 2020 scheduled for 7:00 p.m. in-person and online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Mike Johns, Ginny Kelleher; Andre Maue, Victor McCarty, Dave Schmitz and Cindy Spoljaric.

Members Absent: Robert Horkay.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Spoljaric motioned to approve the October 19, 2020 minutes as written.
McCarty seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2010-DDP-23

Unlimited Motors

NW of SR 32 and Ditch Road

Detailed Development Plan approval of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2010-DDP-25

Westfield Washington Early Childhood Learning Center and Central Administration Office

19500 Tomlinson Rd

Detailed Development Plan approval of a 57,698 square foot school and administration building on 10.03 acres +/- in the AG-SF1: Agriculture and Single-family Rural District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2010-DDP-26

Chick-fil-A (Wheeler Landing)

NWC of SR 32 and Wheeler Road

Detailed Development Plan approval of a 4,976 square foot restaurant on 1.47 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

McCarty asked if staff knew the timeline for development of these projects.

- McCarty seconded. Motion passed. Vote 8-0.

Plan Commission Order 20-03

Zaiger summarized this item and indicated that it was a repeat of one that had become before the APC and was approved. He said it was returning due only to a change in the financing perimeters. He said ultimately the plan had not changed and it was compliant with the Comprehensive Plan.

Maue seconded. Motion passed. Vote 8-0.

2011-ODP-17

2011-SPP-17

[PUBLIC HEARING]

Chatham Hills LLP by Cripe requests Primary Plat and Overall Development Plan review of 108 Lots on 189.85 acres +/- in the Chatham Hills PUD District.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

The Petitioner, Phil Sundling with Henke Development Group, summarized this project and its request. He said that this section would include a connection to 196th Street and would help alleviate concerns regarding additional traffic.

No public comments.

Spoljaric asked about the lots that front Tomlinson and the buffer yard along Tomlinson road.

- Sundling explained that the trees across from Windsor Estates would be preserved. He said a tree study was done and most of the trees would be able to be preserved.

McCarty asked if there would be a sidewalk/perimeter trail. He asked if the homes would be rear load and asked about village area.

Sundling replied:

- There will be a perimeter trail along Tomlinson , but no other trails in this area. He said that the idea is to bring people into the village section using that trail.
- Homes will be front load.

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- The village area is north of the lake.

PETITION UPDATE

2009-PUD-11

[UPDATE ONLY]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

The Petitioner, Birch Dalton with Edgerock Development, presented an updated concept plan based on input received from Council, APC comments, and Staff. He said that, along with Staff, that all questions received had been addressed. He summarized the updates made to the road improvement and road cuts. He said that the proposed roundabout would be on hold until plans for 191st Street improvements were further developed. He also addressed a reduction in signage. He said that they worked on architectural features, roof pitches, and housing mix. He said that the Townhomes / District 6 would be eliminated. He said that the main water feature had been brought back as a focal point. He said that the pickleball court had received great support. He addressed the restaurant element of the project and its needs. He said that this project would be as green as possible with an electric car charging component. He added that solar panels use was considered at but said he was unsure of efficiency in Indiana.

Kelleher said she appreciated the update and the work the Petitioner had put into accommodating the concerns.

Burkman asked the Petitioner to explain the sporting goods tech center. She asked if there would be any new developments on planning the park component.

The Petitioner, Birch Dalton, replied that the sellers of the property would have control over the final size of the park (3-5 acres). He said the focus was a natural park without outdoor plumbing, minimal parking, and utilization of Monon Trail. He said he was willing to hear more ideas.

Burkman said she would send the Petitioner and Staff a parks study that shows the need for teenage oriented parks.

The Petitioner replied that Edgerock would be responsible for developing the park and that its maintenance would be discussed with city.

The Petitioner said that the sporting goods tech center would be an incubator for sporting goods manufacturers and service providers as well as a sporting goods mall. He said that it would not include large stores, but feature order online ordering with shipping to the store. He said it could also have sporting goods repair service.

Johns thank the Petitioner for the update. He said he still had questions regarding the suburban rental portion of the project and said that item could be discussed in the future. He asked about the mixed-use buildings. He stated a concern that the amount of retail proposed would be required and may not be achievable given the current circumstances within the retail world. He discussed the importance of looking at the details with the number of uses and districts in the area.

The Petitioner said mixed use areas would contain and first floor retail and an Airbnb. He agreed that number of buildings may need to be downsized, or delayed for a while. He said that

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pickleball would be built soon, that David Weekley Homes would build quickly, and that the tennis facility could be breaking ground by next summer.

Maue agreed that Westfield is not a good spot for solar panels; however, the Petitioner could possibly do a district energy system with geothermal.

McCarty said he appreciated the thoughtfulness of the Petitioner and that this project would be a great complement to Grand Park.

Schmitz said he appreciated the removal of District 6.

Spoljaric said she was unclear about which standards would apply to the mixed-use buildings.

Graham said he appreciated the update and looked forward to seeing the plans as they evolve further.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07
[CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard ▪ poward@westfield.in.gov)

2008-PUD-09
[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard ▪ poward@westfield.in.gov)

2010-PUD-12
[CONTINUED]

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

2010-PUD-13
[CONTINUED]

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

2010-PUD-14
[CONTINUED]

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Maue.

Motion passed. Vote: 8-0.

Meeting adjourned at 7:54 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary